

Historic Preservation Design Review

May 27, 2010

HP-10-10, 13 N. Main St. (City)

I. THE REQUEST

Applicant: City of Sumter

Status of the Applicant: Property Owner

Request: Design review approval for proposed façade restoration/renovations to include: new storefront, restoration of damaged molding using precast concrete; reopening closed window openings and installing new windows, and repairing existing precast inlay to match existing.

Location: 13 N. Main St.

Present Use/Zoning: Queen's Fashion/CBD

Tax Map Reference: 223-12-05-011

Adjacent Property Land Use and Zoning: North – New York Hi-Style/CBD
South – Imports Ltd./CBD
East – Commercial Parking Lot/CBD
West – N. Main St.



II. BACKGROUND

The applicant is requesting a Certificate of Appropriateness for façade renovations/repairs for the structure located at 13 N. Main St.

The building is located on the east side of N. Main St. between New York Hi-Style and Imports, Ltd. The photograph to the left shows the existing front façade. Prior to submission of this request, the metal veneer that was placed on the front of the building in the 1970s was removed to determine the extent of façade damage and to develop restoration plans.

Architectural & Historical Significance:

Based on the 1985 Main Street Sumter Survey, 13 N. Main St. is structurally part of the same building that houses New York Hi-Style. Based on the 1985 Survey, the building was

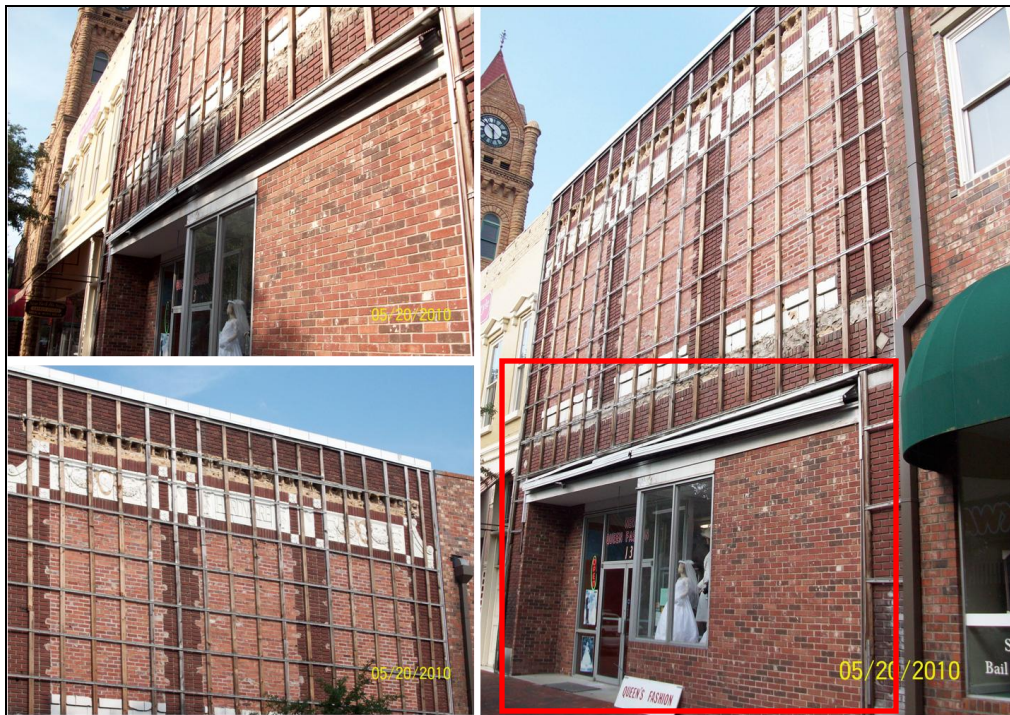
constructed circa 1887 as confirmed on Sanborn Maps. The building is an L-shape plan consisting of two floors with the addition of one floor inside the L, making the existing floor plan rectangular in nature. The building is divided vertically into two nearly equal by separate facades on Main St. As shown in the photograph to the right, at the time of the Survey, the façade at 13 N. Main St. was obscured by an aluminum veneer and altered storefront. This alteration did not allow for full analysis of the integrity of the façade or condition of any windows on the structure.



This structure is located inside the designated National Register District boundary. It is deemed to be a contributing structure within the District. It is historically significant because of its age (c. 1889). Based upon detailing revealed during the façade evaluation, this structure also appears to be contributing due to its architectural detailing.

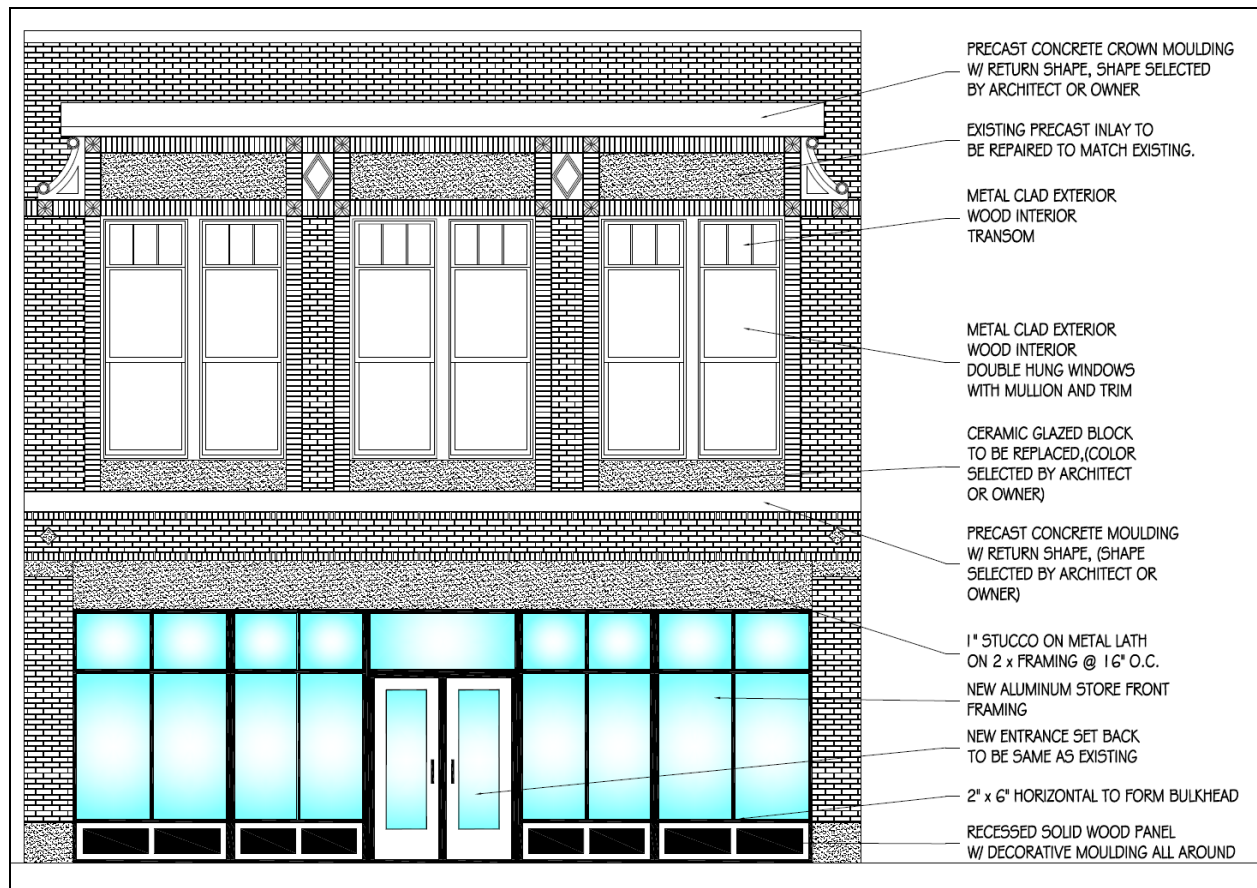
The Proposal:

The current condition of the façade is detailed in the following pictures. As shown below, many of the original details are damaged or have been removed.

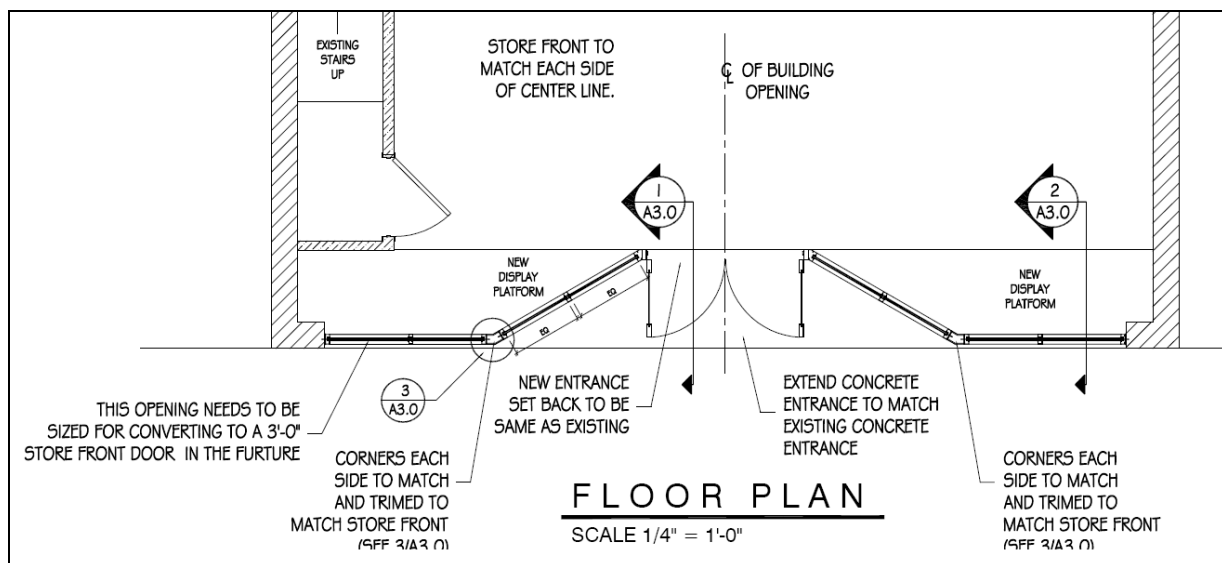


As shown in the red box above, the existing storefront is not historically appropriate. There is also indication that the second story windows were bricked over prior to the installation of the metal veneer.

The proposal submitted by the project architect is as follows:



As shown in the following graphic, the entrance is to be recessed with concrete extended to match the existing concrete entrance.



Design review is required prior to undertaking the proposed façade restoration.

The *Design Review Guidelines Manual* states:

#6) ORIGINAL STOREFRONT CONFIGURATION SHOULD NOT BE ALTERED

Normally Required

- a. Original storefronts that remain in the downtown area should be preserved and maintained. There should be no removal of original doors, bulkheads, decorative glass or other elements unless their deterioration can be demonstrated.
- b. Original elements that are too deteriorated to retain should be replaced with new elements to match in design and materials.
- c. Storefronts that have decorative tile or glass installed prior to 1940 should be retained.
- d. Buildings that are renovated and have post-1940 storefronts should receive storefronts in keeping with the original architectural character of the building.

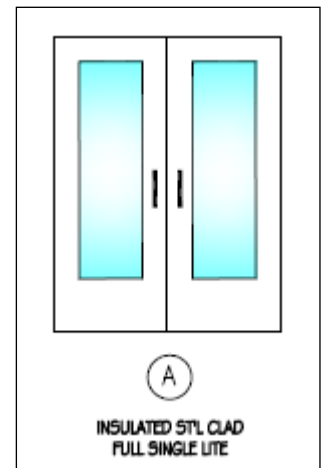
The original storefront no longer exists. The proposed storefront is in keeping with what has been found on the pre-1940s buildings within the downtown. While there is no documentation about what was in place previously, the proposal does fit with the façade elements still visible.

#7) RETAIN ORIGINAL ENTRANCES

Normally Required

- a. Original doors and transoms over doors shall not be removed and replaced unless extensive deterioration is demonstrated.
- b. Original door openings shall not be enclosed or reduced in size.
- c. Unfinished aluminum doors should not be installed on storefronts. Metal doors with a dark bronze finish or anodized aluminum finish may be appropriate.
- d. Transoms should not be enclosed, covered, or obscured.
- e. Original designs and dimensions of recessed entrances should be retained.

The building has no original doors. The proposed replacement doors that are part of the storefront will be insulated steel clad doors that can be painted as shown to the right.



#8) RETAIN ORIGINAL DISPLAY WINDOWS AND DETAILING

Normally Required

- a. Original display windows should be retained and preserved.
- b. Display window openings should not be enclosed or obscured with added materials.
- c. Display windows should remain clear and not be tinted – New display windows should match original dimensions in size and scale.

Recommended

- d. New display windows should have mullions or muntins of copper or bronze as opposed to raw aluminum. If aluminum is used it should be primed and painted a complementary color with the rest of the storefront.
- e. Clear insulated glass may be installed on storefronts where the original glass no longer exists.

The storefront is not original nor is it historically appropriate. The proposed new storefront complies with these requirements and recommendations.

#10) RETAIN AND PRESERVE BULKHEADS

Normally Required

- a. Original wood or brick bulkheads should be preserved and maintained. Elements such as Carriage glass or glazed tile added in the 1920s or 1930s should also be preserved.
- b. Original bulkheads should not be covered or obscured.

There are no original bulkheads remaining. The new storefront will have bulkheads.

#11) RETAIN AND PRESERVE TRANSOMS

Normally Required

- a. Original transoms should be preserved and maintained.
 - b. Transoms should not be enclosed or obscured with new materials.
 - c. Historic transom materials such as prism glass or leaded glass should be preserved and maintained.
- Recommended**
- d. New transom glass should be clear and not tinted.
 - e. If original transoms are not reopened the transom opening may be used as the location for a sign panel.

There is no original transom remaining. The new storefront will have transoms as shown in the elevation on page 3 of this report.

#13) UPPER FACADE WINDOWS SHOULD RETAIN ORIGINAL DIMENSIONS AND DETAILS

Normally Required

- a. Original window opening dimensions and details should be preserved and maintained. Original window sash should be retained.
- b. Original window openings should not be altered. This includes enclosing original openings or obscuring windows with added materials.
- c. Window details such as decorative wood or sheet metal cornices should be preserved and maintained.

Recommended

- d. If original windows are missing, replacement windows should be of one-over-one sash configuration. These windows should have distinct meeting rails and have the appearance of operable windows. Windows with flush or snap on mullions should not be installed.
- e. Wood is the preferred material for replacement windows. Also allowed are one-over-one aluminum windows with a baked enamel finish. Raw or unpainted aluminum windows should not be installed.
- f. Storm windows may be applied if they match the original window configuration and have a baked enamel or painted finish.

The proposed replacement windows on the second floor meet the guidelines for recommended replacement windows when the original windows are missing.

#14) RETAIN AND PRESERVE ROOF CORNICES

Normally Required

- a. Original brick, wood, or sheet metal cornices should be preserved and maintained.
- b. Original cornice elements should not be removed or obscured.

Recommended

c. On buildings that have lost their original metal or wood cornices, replacement based on historic evidence such as photographs or “ghosts” of cornice designs is recommended. If such evidence does not exist a simple cornice of wood or metal should be installed. Materials such as fiberglass reinforced concrete may also be used.

d. New cornices should have the same overall dimensions as the original or as commonly found on downtown buildings.

The roof cornice has been destroyed. As shown in the proposal on page 3 of this report, the new roof cornice referred to as crown molding in the elevation, will be based off of the remaining ghosting of the building.

III. STAFF RECOMMENDATION

Staff has reviewed this request in accordance with the design guidelines. The proposed restoration and repair work will restore the appearance of this contributing structure while making every effort to restore known details of the façade. Staff recommends approval of this request.

IV. DRAFT MOTIONS

I move that the Sumter Historic Preservation Design Review Committee approve HP-10-10, in accordance with the submitted plans titled, “Façade Renovations to 13 North Main Street for City of Sumter, South Carolina.” Prepared by Jackson & Sims Architects dated May 2010.

I move that the Sumter Historic Preservation Design Review Committee deny HP-10-10.

I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

V. HISTORIC PRESERVATION DESIGN REVIEW – MAY 27, 2010

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, May 27, 2010, approved this request in accordance with the submitted plans titled, “Façade Renovations to 13 North Main Street for City of Sumter, South Carolina.” Prepared by Jackson & Sims Architects dated May 2010.